



Canyon del Rio Development Agreement





Canyon del Rio

Development Agreement

Staff recommends Council review the DA

- Approve Resolution 2019-20, approving the Canyon del Rio Development Agreement.



Canyon del Rio

Development Agreement Highlights

- Density and zoning is discussed in 4.3 and references Exhibit D the Density and Intensity Chart.
- Section 4.4 discusses the development anticipated on specific parcels.
- 4.6 discusses Affordable Housing.
- Section 4.7 includes off-site traffic improvements



Canyon del Rio

Regional Traffic improvements Cash-in-lieu payments

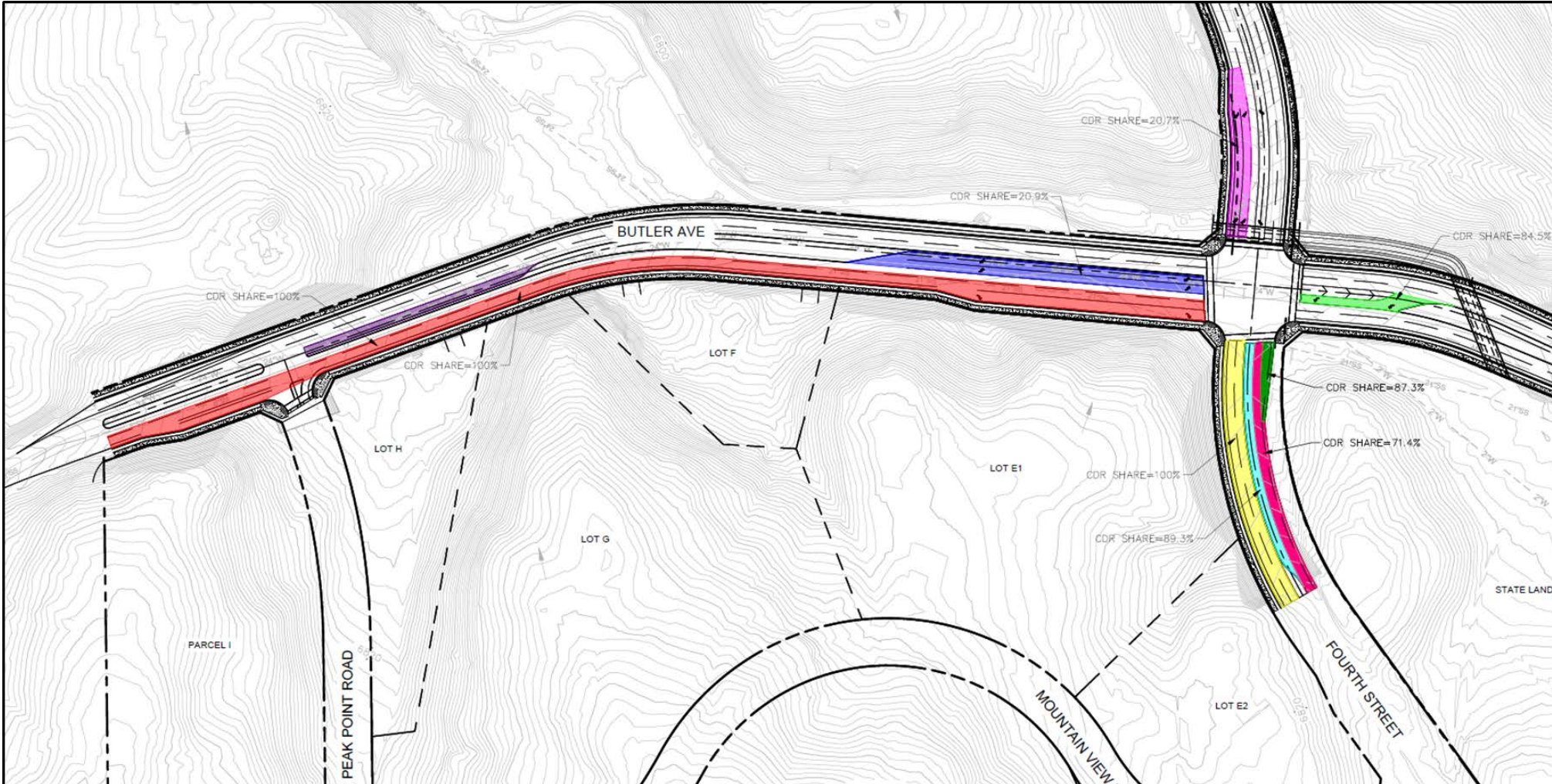
Regional Roadway Projects

	<i>Roadway Projects</i>	<i>CDRI's Obligation</i>	
1	Butler Avenue Half Street	\$698,295	} First Final Plat or Site Plan Approval
2	Fourth Street SB Dual Right	\$21,927	
3	Offsite Butler Avenue - Little A to CDR	\$219,893	
4	Butler / Fourth Signal	\$123,391	
5	Butler / Fourth EB Dual Left	\$38,092	
6	Butler / Fourth WB Left	\$35,541	
7	Butler / Peak Point Left Turn Lane	\$60,177	
8	Fourth Street South Half Street	\$211,527	
9	Fourth Street NB Left Turn Lane	\$62,600	
10	Fourth Street NB Intersection Transition	\$42,175	
11	Butler / Peak Point Signal	\$250,000	} Peak Point Traffic Exceeds 1,000 vpd
12	Butler / I-40 Interchange Improvements	\$698,112	} CDR Exceeds 500 Residential Units
	TOTAL	\$2,461,730	



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Butler and Fourth Street Frontage Improvements





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Butler / I-40 Interchange Improvements – zoomed in





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Other
City
Projects
in the
Area





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Water Improvements Section 4.10

- New well site: up to two new well sites on CDR property
- Water Storage: \$667,943 Cash-in-lieu towards –million gallon facility
- Secondary Water Supply: \$1.3 million for secondary water supply line



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Development Agreement Highlights continued

- Section 4.12 discusses Resources, Open Space and Easement Requirements
- Phasing of the development is located in section 5
- Infrastructure Assurances are detailed in section 6
- The DA includes 7 Exhibits